

# ESTATES AT WINDERMERE

## Board of Directors Meeting

Stoneybrook West Golf Club

### Minutes

5-18-06

1. **Establish Quorum-** Present: Joe Relich, Kathie Glass, Ragini Patel, Kathy Sheppard, Janis Zanini, and Todd Rule.  
SWP not present
  - ◆ Phone call to SWP 6:43. No answer. Joe left voice mail
  - ◆ Joe received Return receipt for the thirty day termination notice to SWP effective 4/24/06. .
2. **Call to Order and Proof of Notice-** 6:45, sign out 48 hours and on website
  - ◆ No agenda received from SWP
3. **Approval of Prior Meeting Minutes-** Todd moves to approve, Kathie G. seconds, all approve
4. **Treasurer's Update-**Kathy Sheppard
  - ◆ SWP did not provide financial reports
  - ◆ Kathy to provide early next week via email if she can receive the check details, deposit details and bank statements from SWP.
  - ◆ Kathy has a concern regarding Progress Energy not being paid on time by SWP.
  - ◆ Kathy has a concern regarding Stoneybrook not being paid or meeting times confirmed by SWP.
  - ◆ Kathy has concern regarding the tax return not being done.
  - ◆ Kathy has concern regarding year end financials not being distributed (upon request) to the homeowners by SWP.
5. **Landscape Committee Update-** Janis
  - ◆ Kathy reports that Mark Sheppard removed the stump (by picking it up) at 2600. No need for grinding.
  - ◆ Janis reports the well pump had a problem with a magnetic starter and that PLM was able to rig it so that it would work for now. New Management Company should contact PLM to ensure that it was repaired properly especially as it is still under warranty.
  - ◆ PLM removed a calcium build up in one of the irrigation pipes which may have been preventing proper water flow and poor pressure. Janis suggested that the well water be treated to prevent this from occurring
  - ◆ PLM has agreed to replace dead hawthorn and mulch in areas where the digging occurred.
  - ◆ Janis installed 60 new impatient plants in the play park area. Approximate cost was \$50.00. HOA will reimburse her for this expense.
  - ◆ There are weeds coming through the fence at the tennis courts
  - ◆ Todd volunteered to call PLM's David Tucco regarding various issues
  - ◆ Todd volunteered to review PLM contract
  - ◆ Ropes too tight on three of the newer trees. PLM needs to cut the ropes
  - ◆ Broken Signature wall light-repaired by Joe for approximately \$17.00. HOA to reimburse Joe for his expense for a new light...
6. **ARB Update-**
  - ◆ Several house paintings taking place without ARB approval.
7. **Manager's Update-**
  - ◆ No manager's update provided by SWP

## 8. **Old Business**

- ◆ Repair of gate at pond: BOD approved this to be repaired last month but SWP did not get it done. Decided to wait for the New Management Company to advise.
- ◆ Security System: Todd and Joe to do.
- ◆ Discussion of Fountain being turned off. Kathy voiced concern about the water level being too low. Todd to turn fountain back on
- ◆ Sidewalk-Curb repair completed. Total bill was approximately under \$9000.
- ◆ Winder Bay Street Sign: Kathy was able to get one bid which was distributed to BOD by email
- ◆ Discussion on play park assessment. Todd to print out some information which the play park committee compiled, for distribution at the Block Party on May 21. Board members will attempt to obtain some feedback from homeowners on the general feeling of the assessment.
- ◆ Discussion of sealing the roads: Agreed to ask the new Management Company to advise.
- ◆ RENEW GRANT DISCUSSION-Deadline of May 15<sup>th</sup> missed because more information and details were needed. Janis reported the RENEW Grant would not cover signs, but would paint signature walls. Janis will try to obtain bids for this as well as some tree trimming bids for the front trees, to be included on the application to be submitted in August. The application to be submitted in August should include:
  - ◆ The installation of new plants for the four big empty beds in front
  - ◆ Tree trimming for the trees in front
  - ◆ Repair and painting the signature wall.
- ◆ Discussion on the new landscaping in the front entrance which was installed in April.

## 9. **Adjournment**- 8:20 pm

Minutes taken by Kathy Sheppard